

Cover

Conservation Areas in Thanet Residents' and Owners' Guidance *CONSULTATION DRAFT*

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Working on your home, garden or surroundings?

There are things that a resident, or an owner of a property, in a conservation area needs to know.

What is a conservation area?

It is an area which is of special architectural character and historic interest. There are 27 conservation areas in Thanet.

In conservation areas, special care is taken in making development decisions and any changes should respect the existing character and preserve or improve that character.

Even small works such as external painting, cladding, altering doors or windows, paving front gardens, altering garden walls or works to trees may affect the character of a conservation area.

What makes it special

The design of the historic buildings, the materials they are made of, promenades, parks, trees, and views, often including the sea, gives the district's conservation areas their special character.

Does it increase the value of my house?

It could do! 2012 research by the London School of Economics and Historic England revealed that, on average, houses in conservation areas sell at a 9% premium when compared with properties not in conservation areas. Houses in conservation areas also showed greater retention in value, even during economic downturns.

How do I find out if I live in a conservation area?

The name and location of each conservation area can be found on the Thanet District Council website – [conservation area](#).



Early nineteenth century terraced housing - a typical housing typology within Ramsgate Conservation Area

Who is this guidance for?

In a conservation area, there are some extra planning controls and considerations in place to protect the historic and architectural elements which make it special. This guidance is for homeowners, tenants and landlords with properties in conservation areas and provides information on:

- Planning factors that affect conservation areas
- How to get help
- How to get involved
- Where to find extra advice

Can I change the outside of my property?

You can change the outside of your property, but there are restrictions on what you can do.

What type of building do you live in? It makes a difference.

Houses which are occupied by a single family

Sometimes, certain works that would usually require planning permission can fall under a General Permitted Development Order (GPDO), meaning they do not need planning permission. This includes:

- Painting the outside
- Altering gutters and drainpipes

Buildings in multiple occupation; shops and offices; other buildings in non-residential use

These types of building are covered by separate legislation and have few 'permitted development' rights.



Historic houses overlooking Madeira Walk

Article 4 Directions

In some conservation areas, GPDOs can be removed by legislation called an Article 4 Direction, which allows the council to have greater control over building works in the area if they believe that specific planning problems exist in an area.

They can cover:

- Alterations to roofs (including chimneys and materials)
- Front elevations (including porches, extensions, windows and doors)
- Front gardens (including hardstanding for parking, walls, gates and fences)

How to check if there is an Article 4 Direction on your property

All of the Article 4 Directions currently in place within the District can be found on the Thanet District Council website – [Article 4 Direction](#).

What if my property is not affected by an Article 4 Direction? Even if your property isn't affected by an Article 4 Direction, you need to apply for planning permission to:

- Extend the building to the rear if the extension would have more than one storey.
- Extend the building to the side.
- Install external render or cladding such as weatherboarding, plastic, timber, tiles, stone or false stone.
- Install roof dormers or enlarge the roof.
- Fix a satellite dish to a chimney, wall or roof that faces onto, and is visible from, a highway, or to a building over 15 metres high.

- Fix a solar panel to a wall that faces onto, and is visible from a highway.
- Install a standalone solar panel in the garden, if visible from a highway.
- Fix a heat pump to a wall that is visible from a highway.
- The total or substantial demolition of any building with a total cubic content in excess of 115 cubic metres in a conservation area.
- The construction alteration or demolition of a chimney when visible from the street



Article 4 Directions help to prevent the loss of historic features which define the character and appearance of conservation areas

Do you want to change a garden or area of land attached to your building?

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Sheds and garages

You need to apply for planning permission if you want to do works within the property boundary. This includes erecting a building such as a garden shed or garage, if any part of it is between the side elevation of the house and the boundary.

Demolition of boundary walls and gates

Planning permission is required for the total or substantial demolition of walls, gates and fences which are:

- One metre or above and next to a highway – including a public footpath or bridleway, waterway or open space.
- Two metres or above elsewhere.

Trees

Trees form an important element of many conservation areas. Anyone proposing to fell or carry out work on trees in a conservation area must give the Local Planning Authority six weeks' notice of their intention. This enables the Authority to make a Tree Preservation Order (TPO) if the proposed work is considered not to be in the interest of the tree or of the amenity of the area in which it stands.

The Council is responsible for the administration and management of trees in conservation areas and TPOs. This involves the survey and inspection of trees for inclusion in new TPOs and the consideration of proposals by owners to fell or prune protected trees. Please follow the links below to find addition advice and application forms relating to trees:

[Tree Protection - Thanet](#)

[Check tree preservation order online - Thanet](#)



The trees in this churchyard are protected by Tree Preservation Orders.

Helpful Hint

Pre-application advice is often the best way of exploring the implications of demolition and other forms of work that require planning permission. Guidance on how to access this advice can be found at – [Pre-application advice](#).

How to get help with a problem

Sometimes things go wrong such as fly tipping, streetlights not working, potholes or issues with pavements.

There is a way to report this through [FixMyStreet](#), an independent website making it easier to report problems in your community. The information is sent to the various sections of Thanet District Council or Kent County Council that can help.

For more urgent problems, please contact the relevant department at Thanet District Council:

[Building Control](#) for dangerous structures and insecure sites.

[Planning Enforcement](#) for demolition or building works without consent.

[Environmental Services](#) for noise pollution or air quality.

[Ecology](#) for lost or dangerous trees.

[Kent County Council Highways](#) for highway obstruction or dangerous structures affecting the highways.

[Kent Police](#) for heritage theft.

Helping to improve together

You can have a say in how your conservation area is managed.

Local communities often work with the Council to draft Conservation Area Appraisals and management plans, as recently in Ramsgate and previously in Cliftonville.

Conservation Area Advisory Groups, which include local residents and business representatives, were set up in Thanet in 2017. Details can be found at – [Conservation areas](#).

There are also various local amenity groups or civic societies who are involved with the management of your conservation area. You can search for groups in your area through [Civic Voice](#) an organisation representing civic societies at national level.

Parish and Town Councils are also a point of contact.



Local volunteers are helping to reverse the fortunes of Winterstoke

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Gardens in Ramsgate

Extra help

Historic England has produced a wealth of useful guidance on living in conservation areas, which can be found on historicengland.org.uk.

The national planning portal gives advice on planning and building a project, and advice on [50 common building projects](#).

Thanet District Council can advise on general [building regulations](#) as works to buildings may also need separate approval under building regulations.

Thanet District Council has specific web-based information on conservation areas and the special things within them such as listed buildings. This can be accessed at [Heritage & conservation](#).

Thanet District Council has also produced a variety of conservation area appraisal and management plans, which can be accessed at [Conservation areas](#).

The Building Conservation Directory brings together the latest expert advice and up-to-date information on craft skills, conservation products and specialist services, as well as course listings, useful contacts, and other essential information. This can be accessed at buildingconservation.com